

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MARCH 21, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-19523 - APPLICANT/OWNER: SILVER DOLLAR LAND COMPANY, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. This Rezoning (ZON-5880) shall expire on March 16<sup>th</sup>, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5880) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office) to R-PD8 (Residential Planned Development- 8 Units per Acre) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

The applicant has shown progress on the proposed project. Civil plans have been approved and a Final Map has been submitted. A one year extension of time is deemed appropriate to allow the applicant to obtain building permits for the proposed project. It is noted that a related Extension of Time (EOT-19525) for the related Site Development Plan Review (SDR-5881) will be heard concurrently with this item.

**BACKGROUND INFORMATION**

<i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</b></i>	
02/19/03	The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.
06/18/03	The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.
03/16/05	The City Council approved General Plan Amendment to amend a portion of the Centennial Hills Sector Plan of the General Plan from O (Office) to ML (Medium-Low Density Residential); a Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan designation] under Resolution Of Intent to O (Office) and R-E (Residence Estates) Under Resolution Of Intent to O (Office) to R-PD8 (Residential Planned Development - 8 Units Per Acre) and a Site Development Plan Review (SDR-5881) for a 93-lot single-family residential development. The Planning Commission and staff recommended approval.
04/14/05	The Planning Commission approved a request for a Tentative Map for a 90-lot residential subdivision on 10.72 acres adjacent to the northwest corner of Ann Road and Balsam Street. Staff recommended approval.

02/22/06	Civil improvement plans for the proposed project were approved.
A Final Map (FMP-10401) has been submitted but has not received final approval at this time.	
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no permits or licenses related to this request.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	10.76

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped  Single Family Residential	ML (Medium-Low Density Residential)	R-E (Residence Estates) and U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
South	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Residential	ML (Medium-Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
R-PD Residential Planned Development District	X		Y
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>	X		Y

<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## **ANALYSIS**

This is the first extension of time request on the proposed project. There is also an extension of time request to be heard concurrently for the related Rezoning. The applicant has made progress on the proposed project. There are approved civil plans and a Final Map (FMP-10401) has been submitted. The Rezoning is exercised upon issuance of building permits. A one year extension of time is deemed appropriate to give the applicant time to obtain building permits for the proposed project.

### **Conditions of approval from ZON-5880:**

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).
5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.
6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be

determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

## **FINDINGS**

Approval of the original Rezoning (ZON-5880) was granted on 03/16/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

<b><u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u></b>	N/A
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<b><u>ASSEMBLY DISTRICT</u></b>	N/A
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<b><u>SENATE DISTRICT</u></b>	N/A
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<b><u>NOTICES MAILED</u></b>	N/A
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<b><u>APPROVALS</u></b>	0
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<b><u>PROTESTS</u></b>	0
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